

*City of San Jose*

## ***Coyote Valley Specific Plan***

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### **Community Meeting Summary June 21, 2006 Almaden Community Center**

#### **Community Members Present**

Herman Wadler, Luis Freitas, Ana Angulo, Linda Spenser, Lucy Hoeffling, Jerry Hoeffling, Peter Rothschild, Bob Hall, Pete Benson, Bob Boydston, Jack Faarone, Joe Castro, Janet Hebert, Paul Herbert, Bud O'Hare; Monica Heger, Roger Pyle, Lisa Jafferries, Gerald Upshaw, Bob Grifall, Tony Burchyns, Chris Mossing, Maralee Potter, Ana Huff, Susan Chin and James Hill Jr.

#### **Task Force Members Present**

Councilmember Nancy Pyle and Councilmember Forrest Williams.

#### **Technical Advisory Committee (TAC) Members Present**

Tedd Faraone (Coyote Valley Alliance).

#### **City and Other Public Agency Staff Present**

Laurel Prevetti (PBCE), Salifu Yakubu (PBCE), Susan Walsh (PBCE), Sylvia Do (PBCE), Perihan Ozdemir (PBCE) and Regina Mancera.

#### **Consultants**

Doug Dahlin (Dahlin Group) and Eileen Goodwin (Apex Strategies).

#### **1. Welcome and Introductions**

Councilmember Forrest Williams welcomed everyone to the community meeting and thanked them for attending. He encouraged attendees to provide their input, which is very valuable in refining this unique specific plan.

## **2. Agenda Review**

Eileen Goodwin, with APEX Strategies, reviewed the meeting agenda. There would be opportunities for public comments at the end of the presentation.

## **3. Discussion of CVSP Planning Area Detail Appendix**

Councilmember Nancy Pyle introduced Laurel Prevetti, Deputy Director of the Department of Planning, Building and Code Enforcement, who reviewed the packet materials, introduced the CVSP staff, and Doug Dahlin with the Dahlin Group, and she indicated that there are many other consultants involved in the Plan including KenKay Associates, Economic Planning Systems (EPS), HMM Engineers, Eileen Goodwin with APEX Strategies and several other technical consultants.

Laurel explained that the specific plan is the overarching policy document and is still under preparation. The full text of the specific plan will be available in August and the form-based zoning code will be discussed in August. The Draft Environmental Impact Report (DEIR) will be released in Fall 2006, and it is anticipated that the specific plan will be submitted to the City Council for consideration in spring of 2007.

Laurel provided some background on the plan, and an overview of the CVSP process and plan development. She explained the principles upon which the plan was based, reviewed the City Council's Vision and Expected Outcomes, and discussed the environmental footprint, blue infrastructure, green infrastructure, transportation system and the overall plan concept.

The Planning Area Detail Appendix is being circulated early to obtain early community and stakeholder input. It is a work in progress and significant modification is expected. The Appendix provides a greater level of detail for each planning area that will be useful for the zoning code and implementation of the Plan. The document is available on the CVSP website and copies of the CDs are also available in the Department of Planning, Building and Code Enforcement, upon request.

Doug Dahlin explained that the Appendix outlines the specific land use planning details for each of the 12 planning areas, and reviewed the Table of Contents of the specific plan document, which will include the following chapters: executive summary, plan overview, environmental context, the Vision and Expected Outcomes, major plan elements, land use, mobility, infrastructure, Greenbelt, implementation and various appendices including the Planning Areas Detail Appendix. The Planning Areas Detail Appendix will provide implementation details for all of the 12 planning areas. Each planning area section includes an analysis of existing conditions, the public realm (including the streets and transit, community facilities and urban design) and the private development (including land use, development targets, connections and land exchange).

Using Planning Area A, the core area, as an example, Doug explained that it has the highest density and mix of transit-oriented uses. Its existing conditions including the railroad tracks and right-of-way, the Bailey Avenue and Monterey Road over-crossing, the SBC facility, the architectural and cultural resources, existing specimen trees and oaks, existing agriculture and the Dougherty Avenue subdivision.

The connections and circulation elements in Planning Area A feature a comprehensive pedestrian and transit-oriented circulation system with pedestrian walks, bicycle paths, transit, a grid network of vehicular streets and a multi-modal Caltrain station.

The community facilities in Planning Area A include the 50+-acre lake, which provides for flood detention, recreation for small non-motorized boats, and a focal point for the community. It also includes a canal park, international park, public library, community center, two high schools on a 60-acre collegiate-style campus, middle school, elementary school, Central Commons connecting Coyote Creek and Fisher Creek, and a neighborhood park.

The key urban design elements of the public realm for Planning Area A include the Bailey Avenue over-crossing of Highway 101 and Monterey Road and radial streets with visual alignment to the lake, the community core, the international lake park, civic buildings, transit hub, and the mid and high-rise buildings oriented to the lake.

Doug reviewed the land use designations planned for Planning Area A and a map highlighting parcel-based private development targets, designed to meet the minimum 25,000 unit and 50,000 job goals. Each planning area section also includes illustrative drawings and a land exchange concept to help foster more coherent development of the individual parcels.

Laurel explained that the four big pieces of the Coyote Valley Specific Plan package include the specific plan, which is the overarching policy document, the zoning code, which is the regulatory document, the financing strategy and the Environmental Impact Report (EIR). She asked if there were any comments from the public.

The public provided the following questions and comments (Please note that comments are shown first, followed by responses in italics):

- Will the Environmental Impact Report (EIR) be available in September? *Laurel indicated the City expects to circulate the Draft Environmental Impact Report sometime in the Fall.*
- Coyote Valley is a microcosm of the larger community; how will it connect with the rest of San Jose? Concerned about traffic and the only access from the outside being the freeway interchange and Caltrain. *Doug Dahlin explained that there are three freeway interchanges planned and that Monterey Road and Santa Teresa Boulevard will provide important north-south links to the surrounding areas. He indicated that staff and the consultants met with the Valley Transportation Authority (VTA) and they strongly recommended the use of Bus Rapid Transit (BRT) in Coyote Valley. VTA indicated that light rail may be extended from Santa Theresa Boulevard into the Coyote Valley at a much later date in the future when it becomes financially feasible, but not at this time.*

- Concerned that the bus may be too slow, but do not support a light rail extension.
- How many parks will be provided in the CVSP and per acre how does it compare to the rest of San Jose and the Almaden Valley area? *Doug indicated that the plan includes 245 acres of parks, trails and open space uses (including the ballfields).*
- Will there be fewer parks than in the Almaden Valley area, and how do the CVSP parks compare to the rest of the City? *Salifu Yakubu, Principal Planner with the Department of Planning, Building and Code Enforcement, stated that the Plan will meet the City's General Plan standard of 3.5 acres for each 1,000 people.. He indicated that he would find out what the LOS for parks is in the Almaden area.*
- What is the projected population of the CVSP? *Sal indicated that the population would range from 70,000-75,000 people.*
- Are there any clinics or facilities for the developmentally disabled? *Laurel explained that the plan is flexible enough to allow for a lot of land use designations that will accommodate facilities for the developmentally disabled as well as facilities for people with a variety of other special needs. She also indicated that the medical community is interested in the possibility of a clinic. How and when those facilities will be built will be up to private sector. Gavilan College is an example of another service provider that is interested in locating in Coyote Valley, and they have already been working with private landowners to secure land in the Coyote Valley.*
- The Silicon Valley Bicycle Commission recommends that the two main bicycle thoroughfares on Bailey Avenue and Santa Teresa Boulevard be preserved and remain available for bicyclists. Bicycles need to be on the roads, not on trails with pedestrians. *Doug indicated that the plan maintains bicycle lanes on Santa Teresa, the promenade, the Parkway and on Bailey Avenue. Almost all of the roads in the Plan accommodate bicycles lanes or paths. Bicycles extend the reach of transit, and are a very important part of the community. Gladwin D'Souza represents the Bicycle and Pedestrian Advisory Committee on the Coyote Valley Specific Plan Task Force.*
- Concerned about the traffic impacts to the Almaden Valley? The Almaden Valley Community Association will look very carefully at the EIR traffic analysis, and will provide their comments after the EIR is circulated for public review.
- How much of the funding that would otherwise be going to the Almaden Valley area will now be re-channeled into the Coyote Valley? The triggers in the General Plan are our protection. The traffic level of service cannot drop below 1993. We were at LOS D before that. Hopes that the City Council will not change the triggers. *Laurel indicated that the plan will be privately financed. The triggers in the General Plan are still in place as prerequisite conditions that must be met before development in Coyote Valley can proceed. The triggers include: 1) a minimum of 5,000 jobs in Coyote Valley before any houses may be built; 2) a stable and predictable fiscal condition in the City as evidenced by a 5-year economic forecast, which projects a balanced budget. In addition, the service levels must be at least as good as they were in 1993, and the City must have a stable fiscal relationship with the State. Laurel stated that the triggers have provided protection, and the City Council has been very clear about how important the triggers are. Since this is a plan for a mixed use community the economists are studying some alternative scenarios to see what would happen if the jobs and housing were to be built concurrently with some moderated increment with limits on the number of housing units and jobs. The economists have presented a fiscal analysis of these*

*scenarios for phasing of jobs and housing to the Task Force, which is posted on the front page of our CVSP website. In all scenarios the development of the CVSP will result in a deficit in the first 10-17 years, and thereafter a surplus. The economic consultants have identified some offsetting strategies that the City Council will be considering to offset the projected deficits in the first 10-17 years, so this project will not negatively affect the City revenues. She indicated that the City Council is not expected to take any action on the triggers until the whole package is ready for consideration (the EIR, the specific plan and the zoning code.*

- Teachers and firefighters should not be included with the residents that qualify for low-income housing.
- Recommend that drought control be provided for in the Plan.
- The EIR for the ball fields in the Almaden area was very slanted and we hope that the EIR for this project will not be slanted.
- Why do we need to develop this Greenfield area 20 miles from downtown San Jose?
- A private company would not even think of making an investment that would not provide any return for 10-17 years. What is the build-out for this Plan? *Laurel indicated that this is a long-range plan that will be implemented over a 30-40-year period. Implementation will be slightly delayed in some areas that are still located in the County's jurisdiction to allow for the completion of the annexation process..*
- What are the projections for San Jose's share of growth in the County over the next few years? *Laurel explained that the majority of new job growth will be in San Jose. She indicated that the City has just approved Vision North San Jose and some major amendments to the plans for the Downtown that provide for a substantial amount of jobs and housing development. Even with that planned new development, however, the City will still need more areas planned for jobs and housing to allow for the projected new population growth. Coyote Valley is a very important part of part of how we will accommodate that projected regional growth.*
- Councilmember Forrest Williams explained that the global competition for jobs is very strong and the City needs to provide workplace options to attract new jobs to San Jose. He indicated that about two years ago the City approved plans for the Cisco development, and then the economy turned and they were unable to build. In the meantime, the City initiated the preparation of the Coyote Valley Specific Plan so it would be ready when the economy recovers. There is also the need to reverse the commute and help improve the jobs-housing imbalance in San Jose.
- Councilmember Nancy Pyle stated that San Jose's economic recovery has been slower than many of the neighboring cities, and we need to do things to attract new businesses and retain them. This is why we are developing the CVSP other smart growth planning efforts in the City to attract new businesses and help the economic recovery in San Jose.
- What are the projected trends for other high technology businesses in the Coyote Valley? Originally Cisco, Xilinx and Apple were going to be in Coyote Valley near IBM. Is the trend still going in that direction, or is the trend development like the high-rise Adobe campus downtown? Is it realistic that the Coyote Valley will attract new high technology companies? *Laurel explained that IBM has been in Coyote Valley since the 1980s. The other landowners faced some serious barriers to development including flooding and wetland*

*issue, and they decided to go to Cupertino instead. Cisco got very close to developing in Coyote Valley and then the market took a serious downturn, and their plans have been placed on hold. After interviewing many CEOs in the Valley, the City has found that there is a need for a variety of workplace choices. The CVSP provides for the three to four-story campus with retail on the ground, as well as the mid and high-rise campus. There is also a great value in the proximity to the Almaden Valley neighborhoods, which will help encourage new businesses to come into Coyote Valley.*

- *Will there be any effort to use Redevelopment in the Coyote Valley? Laurel responded in the negative, indicating that there is no intention of expanding redevelopment into the Coyote Valley. The CVSP will be implemented by private developers similar to the manner in which the Santana Row development was implemented.*

#### **4. Next Steps/Adjourn**

Eileen referred people to the green sheet in the meeting packet with the current CVSP meeting schedule, which is also posted on the front page of the CVSP website. Laurel thanked everyone for attending the meeting and encouraged people to stay involved. She invited any neighborhood groups to contact staff if they would like a CVSP presentation.

Councilmember Nancy Pyle indicated that the July issue of the District 10 newsletter will be published soon, and will provide information on the recently adopted City of San Jose budget. The August issue will provide information on the City's Redevelopment Agency. She encouraged people who are not already receiving the newsletter to sign up on the City's website, under Council District 10

The meeting was adjourned at approximately 8:30 p.m.